



WASHOE COUNTY

"Dedicated To Excellence in Public Service"

www.washoecounty.us

CM/ACM KS
Finance DN
DA ✓
Risk Mgt. DE
HR N/A
Comptroller CH

STAFF REPORT

BOARD MEETING DATE: June 28, 2016

DATE: May 11, 2016
TO: Board of County Commissioners
FROM: Vahid Behmaram, Water Management Planner Coordinator, Community Services Department, 954-4647, vbehmaram@washoecounty.us,
THROUGH: Dwayne Smith, P.E., Division Director, Engineering & Capital Projects, Community Services Department, 328-2043, desmith@washoecounty.us
SUBJECT: Approve the Water Rights Deed transferring 6.23 acre-feet of water rights from Washoe County to Robert Howell. (Commission District 2.)

SUMMARY

Washoe County is conveying a portion of permit 57914, being 6.23 acre-feet of Washoe Valley ground water rights to Mr. Robert Howell. These water rights were dedicated to Washoe County for the benefit of Mr. Howell in support of future land development in Washoe Valley. Due to economic downturn, no land development was ever completed.

Washoe County Strategic Objective supported by this item: Stewardship of Our Community.

PREVIOUS ACTION

August 28, 2012, the Board of County Commissioners approved water rights deed conveying a portion of this same water rights permit to Umpqua Bank. This deed is recorded as document number 4149674 within the office of Washoe County recorder's office.

BACKGROUND

The subject water rights were dedicated in 2009 for future unspecified development by Mr. Howell. However, Mr. Howell has no immediate plans to proceed with any development in Washoe Valley, and by letter dated May 9, 2016 (attached), he has requested the re-conveyance of these uncommitted water rights.

FISCAL IMPACT

There is no fiscal impact associated with execution of the Water Rights Deed.

RECOMMENDATION

It is recommended that the Board of County Commissioners approve the Water Rights Deed transferring 6.23 acre-feet of water rights from Washoe County to Robert Howell.

AGENDA ITEM # 5.J.3

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be:
"Approve the Water Rights Deed transferring 6.23 acre-feet of water rights from Washoe County to Robert Howell"

Attachment: May 9, 2016 correspondence

No APN

When recorded, return to:
Robert & Leslie Howell
6190 Franktown Road
Washoe Valley, NV 89704

WATER RIGHTS DEED

WASHOE COUNTY, a political subdivision of the State of Nevada, as GRANTOR, hereby conveys to Robert Howell as GRANTEE, the real property consisting of water rights described as follows:

A portion of Permit Number 57914, on file with the Nevada State Engineer, Division of Water Resources, to appropriate 6.23 acre-feet and a proportionate share of the rate of diversion of said permit.

GRANTOR:
WASHOE COUNTY
A political subdivision of the
State of Nevada

By: _____
Kitty K. Jung, Chair
Board of County Commissioners

Attest: _____
Nancy Parent,
Washoe County Clerk

Date: _____

Date: _____

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

On this _____ day of _____, 2016, before me, a Notary Public, personally appeared **Kitty K. Jung**, personally known to me to be the **Chair of the Washoe County Commission**, who acknowledged to me that she executed the foregoing document.

Notary Public

My Commission expires:_____

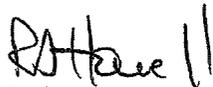
Washoe County Dept of Water Resources
PO Box 11130
Reno, NV 89520

5/9/16

attn: Mr. Vahid Behmaram

I have water rights banked with Washoe County (6.23 acre-ft permit # 57914). I request the water rights be conveyed by deed to me.

Sincerely

A handwritten signature in black ink, appearing to read "R. Howell".

Robert Howell
6190 Franktown rd
Washoe Valley, NV 89704